

THE CITY OF SAN BRUNO NEEDS YOUR HELP IN PLANNING FOR SAN BRUNO'S FUTURE

SAN BRUNO'S GENERAL PLAN TO BE UPDATED

The San Bruno Community Development Department is beginning the process of updating the City's General Plan—a document that guides the physical growth and development of San Bruno in order to ensure a high quality of life for those who live, work and do business here. This updating process will depend on extensive citizen input in order to identify and address the issues of greatest importance to the community. This article explains the purpose of the General Plan, how it affects citizens, and why it needs to be updated. It also discusses some of the major issues that the new Plan will likely address. Finally, the attached survey allows community members to voice their opinions on these issues and help direct the update process.

WHAT IS THE GENERAL PLAN?

Every city in California is required to have a General Plan in order to guide its long-range physical development and provide a basis for zoning and building regulations. The General Plan identifies current and future needs in areas such as housing, transportation, public services, environmental quality, and economic viability, and establishes policies for meeting those needs over a period of ten to twenty years. In short, the Plan articulates a vision for the City's future that reflects community values, and recommends a course of action to achieve that vision.

HOW DOES THE GENERAL PLAN AFFECT CITIZENS?

A General Plan based on broad citizen input can offer tremendous benefits to the community. The General Plan guides many of the City's decisions and actions, from granting permits to adopting ordinances to providing new public facilities and services. Because of the impact these decisions can have on San Bruno citizens, their involvement in the General Plan update helps to ensure that the things they care about are protected and enhanced.

WHY DOES THE GENERAL PLAN NEED TO BE UPDATED?

San Bruno's current General Plan was adopted in 1984. Although many of its policies are still relevant, there are four main reasons why the Plan needs to be updated:

- ♦ State law requires regular updating.
- ♦ Considerable new information about San Bruno is available, while much of the information that was used to prepare the current General Plan is out of date. Since 1984, two censuses have been conducted, as well as several local



The 1984 General Plan Map shows the City's intended land use patterns and guides development decisions.

opinion surveys, and these may indicate new or changing community needs.

- ♦ Important local and regional changes have occurred, necessitating a fresh look at the City's policies and priorities. These changes include rising housing costs, an aging population, the creation of a Redevelopment Agency, and the arrival of BART. The City's General Plan needs to take such developments into account in order to better prepare for the future.
- ♦ Community values and priorities can change over time. Updating the General Plan allows the community to determine if the City's policies and actions align with current community values, and provides a tool for making appropriate changes.

WHAT MAJOR ISSUES WILL THE UPDATED PLAN ADDRESS?

San Bruno faces several challenges as it enters the twenty-first century. The updated General Plan will attempt to meet these challenges by recommending appropriate policies and actions to be carried out by City government. Some of the major challenges are:

ECONOMIC DEVELOPMENT



An updated General Plan can encourage new development and investment by designating appropriate land uses, creating incentives in the zoning ordinance, and recommending improvements such as landscaping, parking, and new public buildings. One important development opportunity that the update will address is expanding and improving the Tanforan Park Shopping Center.

AFFORDABLE HOUSING



Rising housing costs are making it more difficult for first-time homebuyers, local employees, and renters to live in San Bruno. The General Plan update will focus on increasing the supply of affordable housing in ways that are consistent with community values.

Potential strategies include allowing multi-family housing along commercial corridors and legalizing existing second living units.

DOWNTOWN REVITALIZATION

Many citizens have expressed support for revitalizing San Bruno's Downtown area, and an effort is already under way to identify options for accomplishing this.

Potential strategies include building a new library downtown, improving landscaping and sidewalks along San Mateo Avenue, and encouraging new housing. The updated General Plan will draw from this ongoing effort in adopting policies and actions for Downtown.



OPEN SPACE AREAS

There are several undeveloped open space areas west of



Interstate 280, such as Crestmoor Canyon, that offer potential benefits as recreational areas and/or nature preserves. These areas are not currently accessible to the public. Subject to community support, the General Plan update may explore different options for

allowing increased public use of these areas.

CALTRAIN IMPACTS

Caltrain, the commuter rail service between San Francisco and Gilroy, has embarked on a program to electrify its trains and run them more frequently. In addition, the State has designated the Caltrain right-of-way as the preferred route for a high-speed rail line. These developments may require elevation of the Caltrain tracks in order to minimize traffic delays and protect pedestrians and motorists. Other options, such as fencing and pedestrian crossings, may also be possible. The General Plan update presents an opportunity to identify, discuss, and recommend alternatives for dealing with potential adverse impacts from Caltrain and high-speed rail developments.



TRAFFIC AND PEDESTRIAN SAFETY

Some of San Bruno's main commercial thoroughfares, such as San Bruno Avenue and El Camino Real, are unpleasant or unsafe places to walk and shop due to high traffic speeds, narrow sidewalks, and inadequate lighting and landscaping. On the other hand, some streets lack adequate parking or are too narrow to accommodate existing traffic. The General Plan update will focus on these kinds of issues in a dedicated chapter on circulation.



BICYCLE ROUTES

Although several roads in San Bruno are designated as bicycle routes, some of these routes are inadequate, underutilized, and do not connect to important destinations. The General Plan update presents an opportunity to identify options for improving and encouraging greater usage of the City's bicycle route network, as well as creating new routes.

NEIGHBORHOOD NEEDS

An important task in the General Plan update will be to assess the needs of the City's different neighborhoods, in such areas as shopping, public services, safety, and open space. This neighborhood focus allows the Plan to identify specific improvements and policies that a citywide focus can overlook.



HOW WILL THE GENERAL PLAN BE UPDATED?

Updating the General Plan is a collaborative process that combines input from residents, property and business owners, City staff, elected officials, and consultants into a coherent vision of the City's future. While this process is fluid and can be shaped as it moves forward, there are generally three main steps in developing a General Plan, all of which involve extensive public input and discussion:

- ♦ Gathering background information such as existing land uses, census data, real estate values, and opinion surveys. This information is used to identify the key issues that need to be addressed in the General Plan.
- ♦ Developing alternative solutions to address the issues that have been identified. These alternatives are then assessed in terms of their costs and benefits, and the level of community support for them.
- ♦ Selecting the preferred alternative and developing policies and actions to implement it. This step results in a draft General Plan which is reviewed, discussed, and modified in public hearings prior to adoption by the City Council.

HOW CAN I FIND OUT MORE?

Questions and comments about the General Plan are encouraged and should be directed to the Community Development Department by phone, fax, mail, or in person. The Department is located in San Bruno City Hall at 567 El Camino Real, and is open Monday through Friday from 8 am to 5 pm.

ADDRESS:

City of San Bruno
Community Development Department
567 El Camino Real
San Bruno, CA 94066

Phone: (650) 616-7074

Fax: (650) 873-6749

Website: www.ci.sanbruno.ca.us/



SAN BRUNO GENERAL PLAN COMMUNITY SURVEY

The San Bruno Community Development Department is seeking input from residents, property owners, and other interested citizens in order to successfully update the City's General Plan. Please take a few minutes to share your opinion on the following key issues and return the completed survey (postage has been pre-paid). See the accompanying article in Focus for further information on the General Plan.

AFFORDABLE HOUSING

In order to increase San Bruno's housing supply and promote affordability, which of the following actions do you support? *(Check all that apply.)*

- ☐ encourage housing above businesses along transportation corridors such as San Bruno Avenue, San Mateo Avenue and El Camino Real
- ☐ allow apartments and condominiums on El Camino Real
- ☐ consider allowing second living units (i.e., 'in-law units') under state guidelines
- ☐ none of the above; take no action
- ☐ other (write suggestions below)

CALTRAIN IMPACTS

In order to deal with impacts to pedestrian safety and traffic congestion from Caltrain and (possibly) high-speed rail, which of the following actions do you support? *(Check all that apply.)*

- ☐ elevate the tracks between I-380 and Sylvan Avenue
- ☐ improve pedestrian safety with fences and/or dedicated pedestrian crossings (i.e., tunnels, bridges, or special crossing gates)
- ☐ none of the above; take no action
- ☐ other (write suggestions below)

ROADWAY IMPROVEMENTS

Which of the following roadways need improvements (such as widening, speed restrictions, etc.) to address increasing traffic congestion? *(Check all that apply.)*

- ☐ San Bruno Avenue (between Highway 101 and Huntington Avenue)
- ☐ San Mateo Avenue (Downtown area)

- ☐ San Mateo Avenue (industrial area north of San Bruno Avenue)
- ☐ Skyline Boulevard (between Sneath Lane and San Bruno Avenue or I-280)
- ☐ other (write suggestions below)

CRESTMoor CANYON

Assuming its natural environment is protected, which of the following public uses of this open space area do you support? *(Check all that apply.)*

- ☐ athletic fields
- ☐ bicycle paths
- ☐ hiking/nature trails
- ☐ tennis courts
- ☐ 9-hole golf course
- ☐ none of the above; preserve canyon in its natural state
- ☐ other (write suggestions below)

TANFORAN PARK SHOPPING CENTER

Which of the following would you like to see at Tanforan? *(Check all that apply.)*

- ☐ additional department store
- ☐ full line of Gap stores (Gap, Old Navy, Banana Republic)
- ☐ major bed-and-bath store
- ☐ multi-screen movie theater/entertainment facilities
- ☐ new restaurants
- ☐ museum/memorial to Japanese-American internment
- ☐ other (write suggestions below)

COMMUNITY SERVICES AND FACILITIES

Citizens have identified a variety of new community services and facilities that they would like to see in San Bruno. Please rank at least five of the following in order of greatest importance and benefit to you. Write a “1” beside the most important item, a “2” beside the next most important item, and so on.

- _____ athletic fields (i.e., soccer, softball, etc.)
- _____ bicycle paths/routes
- _____ covered swimming pool at City Park
- _____ increased lighting on residential streets
- _____ neighborhood parks/tot lots
- _____ skate park
- _____ Senior Center expansion (for card room, etc.)
- _____ sidewalk replacement program
- _____ teen center
- _____ tennis courts
- _____ water wells
- _____ other: _____

ADDITIONAL COMMENTS AND ISSUES

Are there any important issues that were not mentioned above but should be included in the General Plan update? Please use the space below to provide any additional comments you have about the General Plan process or City services in general.

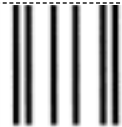
If you wish to be on our mailing list for further information about the General Plan update, write your name and address below:

Name: _____ Address: _____

**NOTE: This is an interactive PDF form.
You may fill out the field, print it out and mail it.**

Or you may print it out, detach this page, fold in half with mailing address facing outward, and secure with staples or tape. Return postage has been pre-paid. You may also deliver the survey to City Hall in person.

-----*(fold along this line)*-----

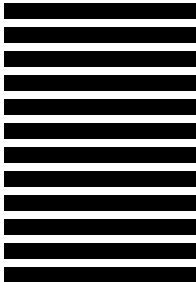


CITY OF SAN BRUNO
COMMUNITY DEVELOPMENT DEPARTMENT
567 EL CAMINO REAL
SAN BRUNO, CA 94066-9895

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST CLASS MAIL PERMIT NO. 100 SAN BRUNO, CA

POSTAGE WILL BE PAID BY ADDRESSEE



CITY OF SAN BRUNO
COMMUNITY DEVELOPMENT DEPARTMENT
567 EL CAMINO REAL
SAN BRUNO, CA 94066-9895

